

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0016 Estates of Travis Country

**P.C. DATE:** 03/13/12, 04/10/12, 04/24/12  
05/06/12, 05/22/12

**ADDRESS:** 4806 ½ Trail West Drive

**AREA:** 4.89 acres

**APPLICANT:** Austin Independent School District (Paul Turner)

**AGENT:** Jim Bennett Consulting (Jim Bennett)

**NEIGHBORHOOD PLAN AREA:** Oak Hill

**CAPITOL VIEW:** No

**T.I.A.:** No.

**WATERSHED:** Barton Creek/Barton Springs Zone

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** P-NP, Public, Neighborhood Plan.

**ZONING TO:** SF-2-NP, Single Family Residential, Standard Lot, Neighborhood Plan.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-2-NP, Single Family Residential, Standard Lot, Neighborhood Plan.

### **PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation with added conditions of:

- Maximum of 12 dwelling units;
- 8,000 square foot minimum lot size;
- 6.5 acres of open space;

The motion was approved by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-3-1; Commissioners Danette Chimenti, Jean Stevens and Donna Tiemann voted "no" and Sandra Kirk abstained.

### **ENVIRONMENTAL BOARD RECOMMENDATION:**

This case was sent to the Environmental Board for their review by the Planning Commission on March 13<sup>th</sup>. The Environmental Board at their regularly scheduled meeting of April 4<sup>th</sup> voted to postpone the case so that city staff from Environmental Resource Management could visit the property and submit to the Environmental Board a written assessment of the possibility of any Critical Environmental Features on the property. The City performed an on site visit of the property and prepared a written assessment (see attached) of the property that concluded that there were no Critical Environmental Features present on the property. The Environmental Board at their regularly scheduled meeting of May 2<sup>nd</sup>, voted 4-2 to recommend that the property remain undeveloped. (See attached motion sheet)

**DEPARTMENT COMMENTS:**

This case is a request for a zone change from P, Public to SF-2, Single Family Residence, Standard Lot District zoning. This tract of land is Lot 60, Block 6 of the Trailwood Villages 2 at Travis Country subdivision that was platted in 1978. The property is approximately twelve acres and was bought by the Austin Independent School District (AISD) and was intended to be developed as a future school site and remains undeveloped to this day, over thirty years later. AISD has since deemed the lot too small to accommodate a school and has put the property up for sale. The agent for AISD, Independent Realty is proposing to develop the property with not more than 12 single family lots, with a minimum square footage of 8,000 square feet. The agent is proposing to donate the remainder of the property to the Travis Country HOA as open space/green belt.

Under Ordinance No. 20060216-045 (see attached) AISD could develop the property with fifty percent (50%) impervious cover. The development proposal submitted by the applicant will comply with all Barton Springs Zone/SOS regulations and not exceed fifteen percent (15%) impervious cover. The "Section Declaration of Covenants, Conditions and Restrictions – Trailwood Village Two at Travis Country" filed at the Travis County Courthouse in Volume 6,578, Page 1,059 on page three under Section 2. Land Use, it states as follows:

"Section 2.01. Lot 60, Block "6", is designated as a site upon which construction and development of a public school shall be permitted. Should said site not be developed as a public school, or should such use ever be terminated, it is the intent of the Declarant that such lot should be restricted to single family residence use." (see attached)

In keeping with the direction of the Covenants, Conditions and Restrictions of Trailwood Village Two at Travis Country and the zoning principals of what is fair and reasonable, compatible and consistent, the granting of SF-2, Single Family Residence, Standard Lot District zoning for this tract of land would be in keeping with the SF-2 zoning to the north, south, east and west. There is a petition filed against this zone change request, however, it is not "valid".

**BASIS FOR RECOMMENDATION:**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting SF-2-NP would be in keeping with the SF-2 zoning on all four sides of this property.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	P-NP	Undeveloped
<b>NORTH</b>	SF-2-NP	Single family residential
<b>SOUTH</b>	SF-2-NP	Single family residential
<b>EAST</b>	SF-2-NP	Single family residential
<b>WEST</b>	SF-2-NP	Single family residential

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
No recent histories			

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhoods Council
- Oak Hill Trails Association
- Old West Austin Neigh. Assoc.

**SCHOOLS:**

Oak Hill Elementary School, O'Henry Middle School, Austin High School

**SITE PLAN:**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

**TRANSPORTATION:**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Trail West Drive	60	40	Collector	No	No	No
Fawn Run	50	28	Local	No	No	No
Knob Oak Lane	50	28	Local	No	No	No

**ENVIRONMENTAL:**

- 1) This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

- 2) Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.
- 3) According to flood plain maps, there is no flood plain within the project location. However, a portion of the property is located within the Water Quality Transition Zone.
- 4) The site is located within the endangered species survey area.
- 5) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 6) Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 7) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.
- 8) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

**CITY COUNCIL DATE:** April 26th, 2012  
 May 24<sup>th</sup>, 2012  
 June 7<sup>th</sup>, 2012  
 June 28<sup>th</sup>, 2012

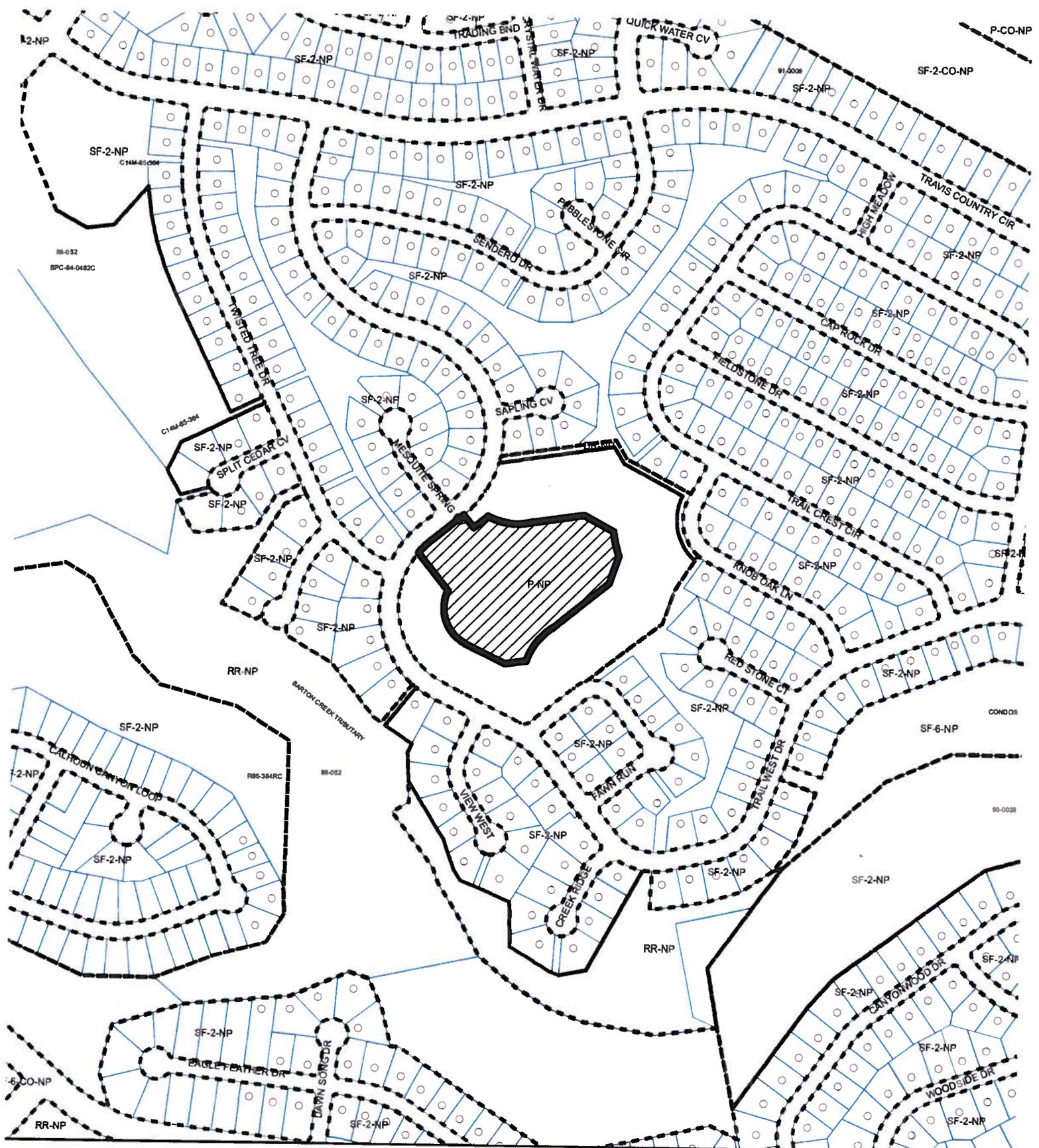
**ACTION:** Postponed to May 24<sup>th</sup>  
 Postponed to June 7<sup>th</sup>  
 Postponed to June 28<sup>th</sup>.

**ORDINANCE READINGS:**            1<sup>ST</sup>            2<sup>ND</sup>            3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
Clark.patterson@ci.austin.tx.us

**PHONE:** 974-7691



**ZONING**

**ZONING CASE#: C14-2012-0016**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

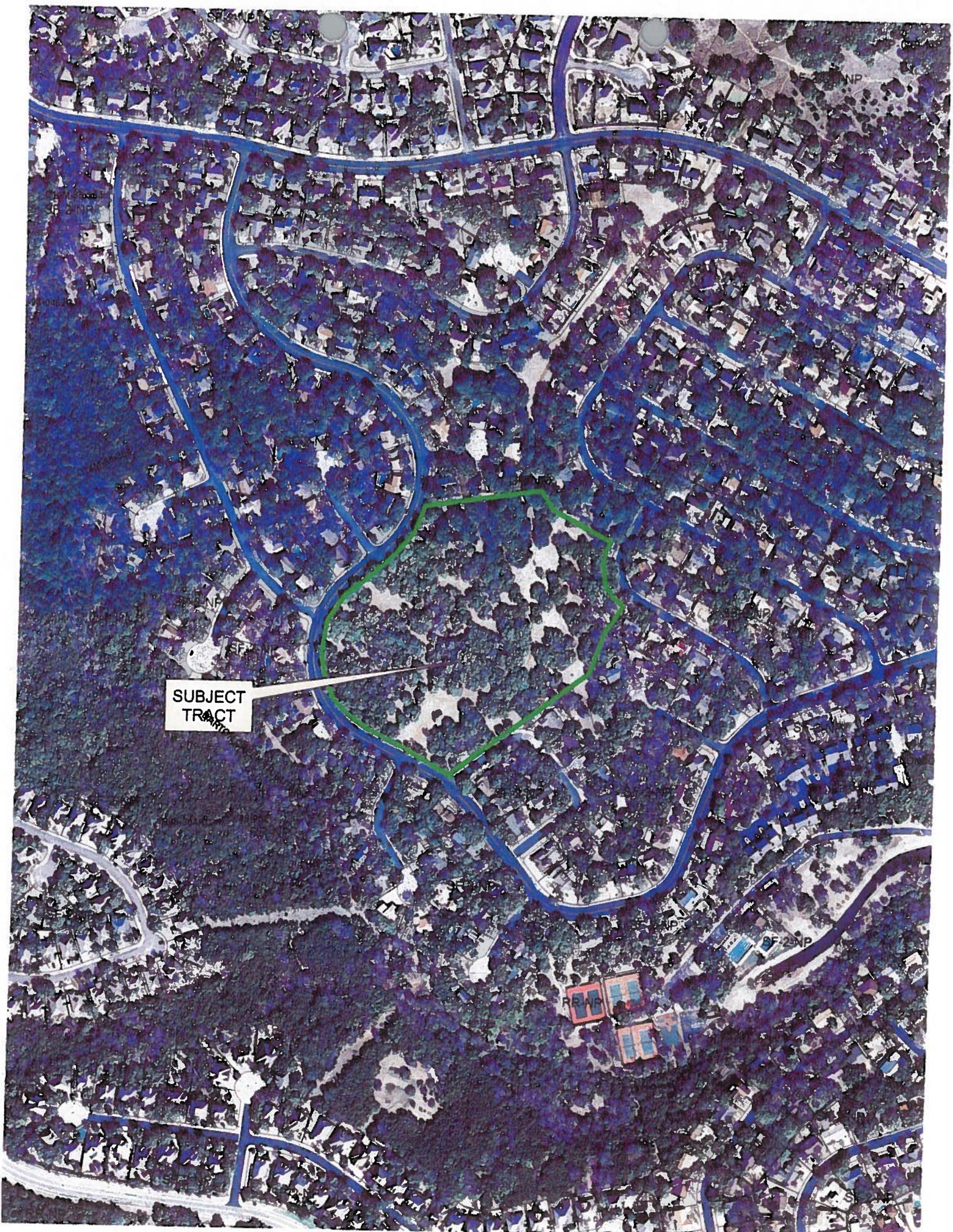
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

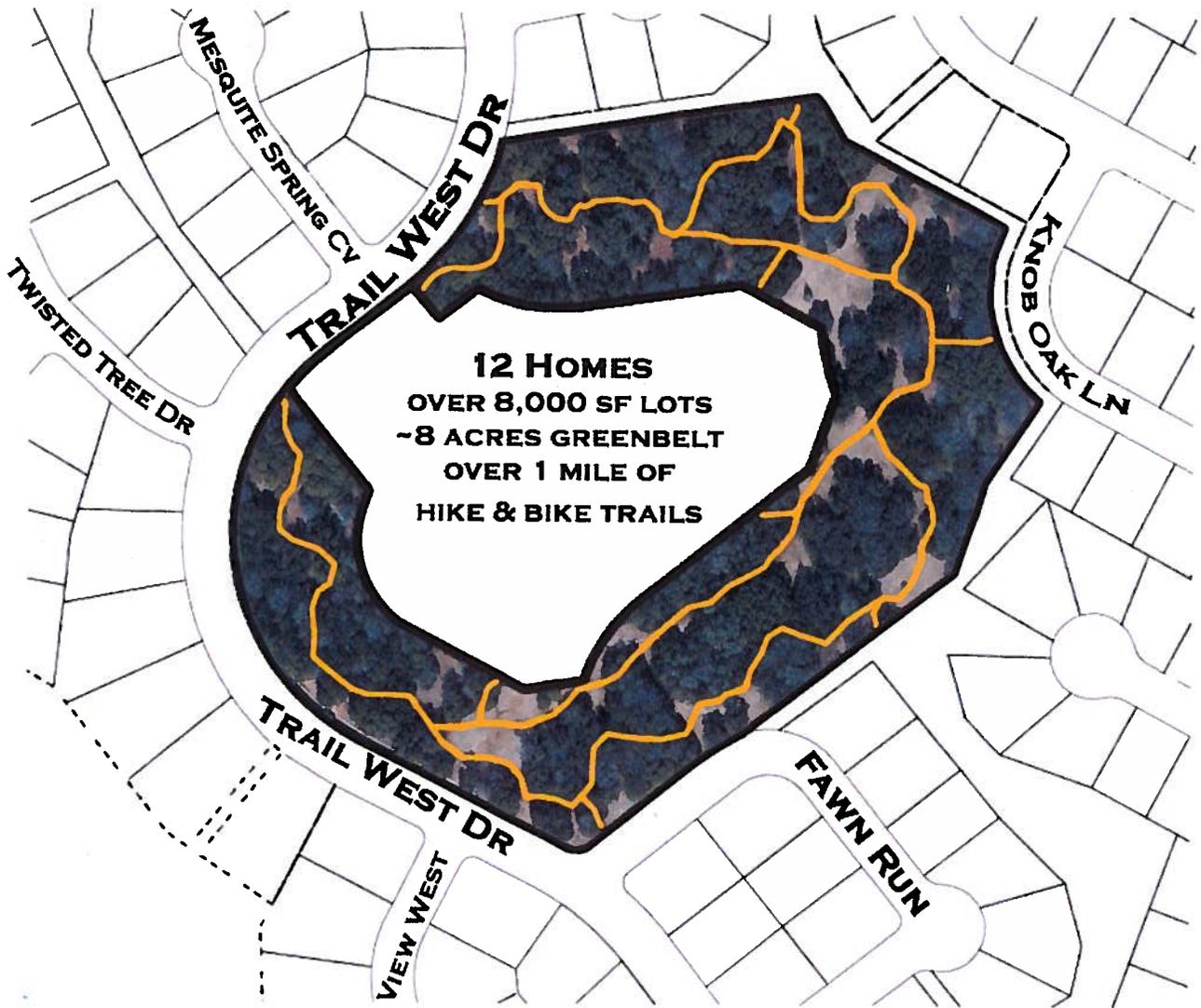


SUBJECT TRACT



# 4806 TRAIL WEST DR

MAXIMIZING LAND PRESERVATION. MINIMIZING DEVELOPMENT.



- **Minimize** development (no more than 12 lots in the “white” interior section, similar to Mesquite Spring Cv cul-de-sac).
- **Maximize** natural land preservation ( 7-8 acres will be untouched and preserved).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing is SF2).
- Lot sizes of **over 8,000** square feet.
- Envision **no concrete pond(s)**. Would like to implement linear water features.
- Envision working with community to clean up/prune trees and **create over 1 mile** of hike & bike trails from decomposed granite through the property.

# Austin Independent School District

---

Paul Turner  
Executive Director of Facilities



February 2, 2012

City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767

Attn: Greg Guernsey

Re: Agreement of Sale and Purchase ("Agreement") by and between Austin Independent School District ("AISD") as Seller and Independent Realty, LLC ("Independent Realty") as Purchaser – Lot 60, Block 6, Trailwood Village Two at Travis Country, a subdivision in Travis County, Texas, locally known as 4806 Trail West Drive, Austin, Texas (the "Property")

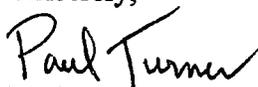
Dear Mr. Guernsey:

AISD is the current owner of the Property. Pursuant to AISD's Bid Package for the Sale of Real Property Located at 4806 Trail West Drive, Austin, Texas 78735, dated July 1, 2011, AISD has entered into the referenced Agreement for the sale of the Property to Independent Realty.

This letter confirms that AISD is aware that Independent Realty intends to take steps necessary to cause the Property to be rezoned from its current zoning designation of "P-NP" to the zoning designation "SF-2," which steps will include the filing of a Neighborhood Plan Amendment application and City of Austin application for zoning change and appearances as necessary at meetings of the City's Planning and Development Review Department, Planning Commission and City Council.

So long as the Agreement is in effect, AISD has no objection to Independent Realty pursuing the zoning change prior to the closing of the sale and purchase of the Property. AISD agrees to notify you if the Agreement is terminated for any reason.

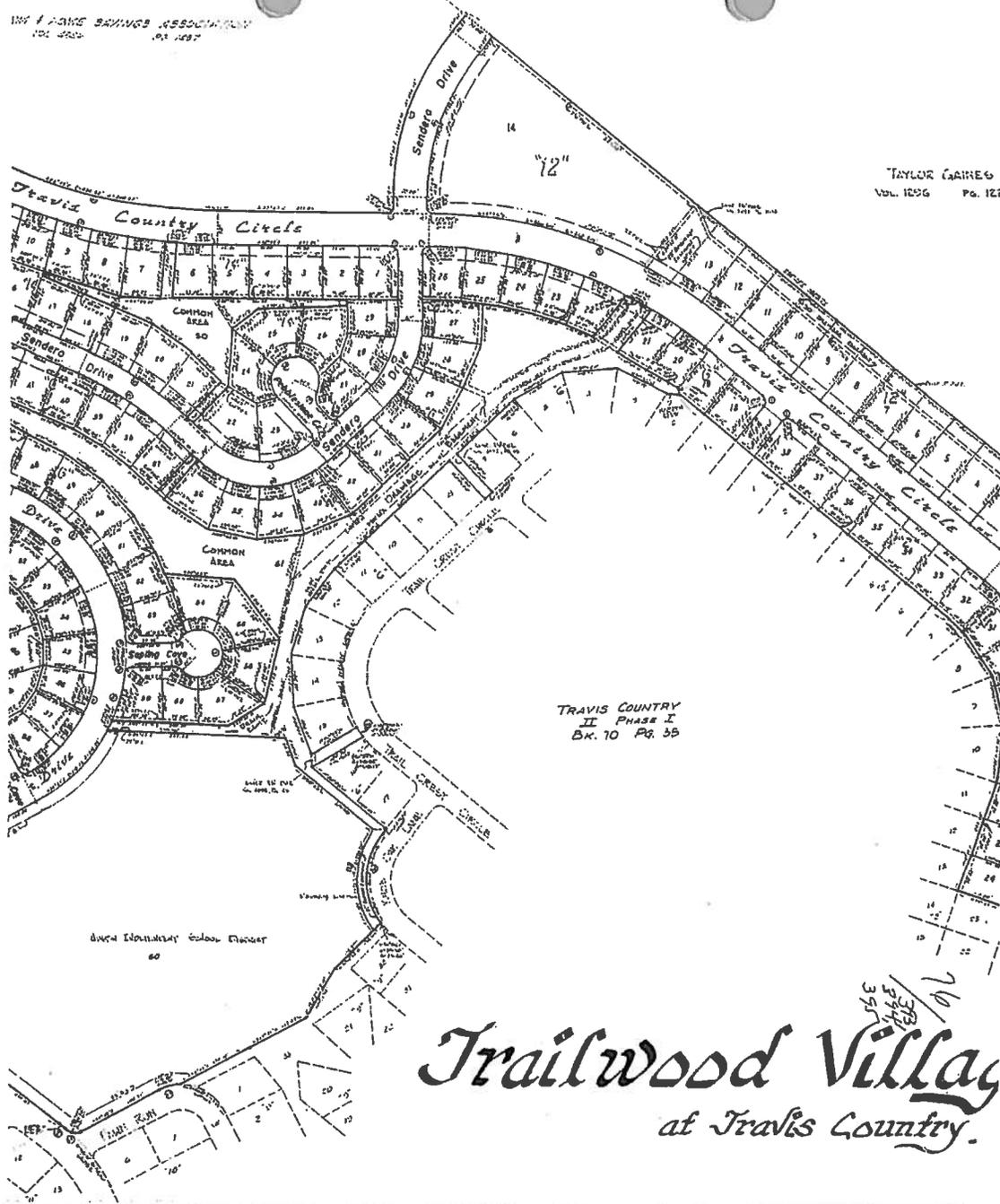
Sincerely,

  
Paul Turner



100' HOME SAVING ASSOCIATION  
VOL. 4826 PG. 1687

TAYLOR GAINE  
VOL. 1206 PG. 122



Sidewalks shall be installed on:

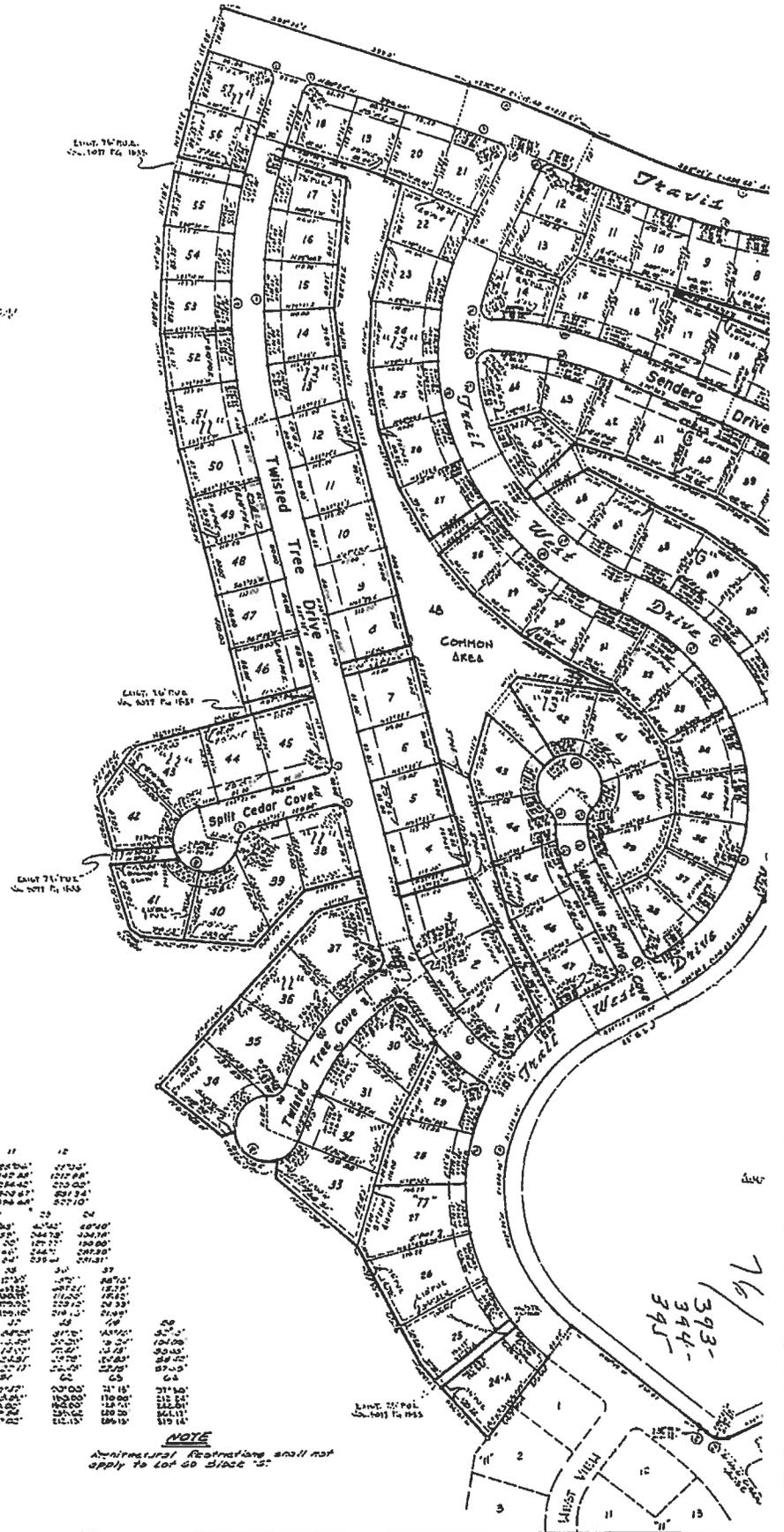
1. Both sides of Travis Country Circle.
2. Both sides of Sendero Drive.
3. Both sides of Sendero Drive north of Travis Country Circle.
4. Both sides of Trail West Drive.
5. East side of Twisted Tree Drive.
6. West side of Copperwood Drive.
7. East side of Twisted Tree Cove.
8. East side of Mesquite Spring Cove.
9. West side of Pebblesone Circle.
10. South side of Sailing Cove.
11. South side of Split Cedar Cove.
12. East side of High Meadow.

FARM & HOME SA.  
VOL. 3485

FARM & HOME SAVINGS ASSOCIATION  
VOL. 4625 1955

LEGEND

- Iron Pin Found
- Iron Pin Set
- ◐ Conc Monument Found
- ◑ Conc Monument Set
- Building Line
- PUE Public Utility Easement



CURVE DATA

1	2	3	4	5	6	7	8	9	10	11	12
2- 40°00'	11°00'	45°00'	01°00'	37°00'	40°00'	34°00'	09°00'	34°00'	40°00'	25°00'	07°00'
T- 18°00'	31°00'	404°00'	18°00'	17°00'	307°00'	147°00'	14°00'	487°00'	357°00'	142°00'	121°00'
C- 18°00'	26°00'	338°00'	17°00'	17°00'	209°00'	142°00'	14°00'	17°00'	199°00'	284°00'	270°00'
A- 23°00'	49°00'	248°00'	23°00'	27°00'	481°00'	073°00'	25°00'	349°00'	378°00'	240°00'	281°00'
C- 21°00'	42°00'	248°00'	19°00'	24°00'	247°00'	068°00'	22°00'	321°00'	344°00'	494°00'	277°00'
13	14	15	16	17	18	19	20	21	22	23	24
2- 47°00'	07°00'	38°00'	32°00'	23°00'	22°00'	12°00'	18°00'	49°00'	24°00'	42°00'	40°00'
T- 143°00'	188°00'	175°00'	407°00'	170°00'	275°00'	270°00'	840°00'	215°00'	342°00'	244°00'	420°00'
C- 103°00'	139°00'	218°00'	282°00'	22°00'	45°00'	420°00'	319°00'	274°00'	338°00'	187°00'	190°00'
A- 208°00'	219°00'	423°00'	493°00'	72°00'	99°00'	243°00'	268°00'	437°00'	370°00'	244°00'	287°00'
C- 208°00'	218°00'	418°00'	487°00'	70°00'	83°00'	243°00'	267°00'	434°00'	370°00'	238°00'	270°00'
25	26	27	28	29	30	31	32	33	34	35	36
2- 39°00'	26°00'	26°00'	34°00'	44°00'	40°00'	45°00'	47°00'	19°00'	17°00'	12°00'	28°00'
T- 120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'
C- 120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'	120°00'
A- 285°00'	322°00'	311°00'	346°00'	124°00'	124°00'	124°00'	124°00'	124°00'	124°00'	124°00'	124°00'
37	38	39	40	41	42	43	44	45	46	47	48
2- 45°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'	37°00'
T- 15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'
C- 15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'	15°00'
A- 28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'	28°00'
49	50	51	52	53	54	55	56	57	58	59	60
2- 32°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'	42°00'
T- 144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'
C- 144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'	144°00'
A- 26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'
C- 26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'	26°00'

NOTE  
Arbitrational Resolutions shall not apply to lot 40 block 2.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§

KNOW ALL MEN BY THESE PRESENTS:

~~REC-10-7000~~ 6043 2000

230

2-02-5831

SECTION DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
TRAILWOOD VILLAGE TWO  
AT TRAVIS COUNTRY

THAT WHEREAS, FARM & HOME SAVINGS ASSOCIATION, a Missouri corporation, authorized to do business in Texas, hereinafter referred to as "DECLARANT", is the Owner of all of the lots, except Lots 60 and 61, Block 6, Lot 48, Block 13 and Lot 30, Block 14, in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 76, Pages 393-395, of the Travis County Plat Records; and,

WHEREAS, THE AUSTIN INDEPENDENT SCHOOL DISTRICT, is the Owner of Lot 60, Block 6, of said subdivision; and,

WHEREAS, TRAVIS COUNTRY COMMUNITY SERVICE ASSOCIATION, a Texas non-profit corporation is the Owner of Lot 61, Block 6, Lot 48, Block 13, and Lot 30, Block 14 of said subdivision and is executing this Section Declaration only insofar as it is binding upon said Lot 61, Block 6, Lot 48, Block 13 and Lot 30, Block 14 as Common Area and for no other reason or purpose; and,

WHEREAS, as modified and amended by this Section Declaration, the lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY will be subject to the Declaration of Covenants, Conditions and Restrictions dated November 1, 1972, and recorded in Volume 4487, Page 735, of the Deed Records of Travis County, Texas, herein called the "Basic Declaration"; and,

WHEREAS, Declarant desires to adopt certain restrictions for TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, as shown on the map or plat of record in Volume 76, Pages 393-395, Plat Records of Travis County, Texas; NOW, THEREFORE,

W I T N E S S E T H:

For and in consideration of the mutual benefits to the Declarant and future owners of lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, an addition in Travis County, Texas, as shown upon the map or plat of record in Volume 76, Pages 393-

c. Until a deed is delivered by Declarant conveying a legal title to a lot to a Builder, the Declarant will have and exercise six (6) votes for each such lot.

SECTION 2. LAND USE

2-02-5833

2.01. Lot 60, Block "6", is designated as a site upon which construction and development of a public school shall be permitted. Should said site not be developed as a public school, or should such use ever be terminated, it is the intent of the Declarant that such lot should be restricted to single family residence use.

2.02. Lot 61, Block "6", Lot 48, Block "13", and Lot 30, Block "14" are Common Area.

2.03. Lot 14, Block "12", is a site upon which commercial development in the nature of local retail sales and service oriented uses shall be permitted. Should said site not be developed for such commercial uses, or should such commercial uses ever be terminated on the entire site, then said tract shall be restricted to single family residence use.

2.04. Except for Lots 60 and 61, Block "6", Lot 14, Block "12", Lot 48, Block "13" and Lot 30, Block "14", all other lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY shall be used for no other purpose than the site for one detached, Single Family Residence, not to exceed two-stories in height, together with an attached garage for not more than three cars; PROVIDED, HOWEVER, that the Declarant or its nominee or agent shall have the continuing right to maintain a sales office for so long as Declarant shall deem it necessary on any Single Family Residence lot in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, and no Builder, Owner, or the Association shall have standing to object to the maintenance or location of such office.

SECTION 3. RESUBDIVISION

By acceptance of a deed, or by acquiring any ownership interest in any real property included within TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, each such Owner, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, thereby grants unto the Architectural Committee a continuing POWER OF ATTORNEY authorizing the said Architectural Committee, acting through its duly authorized officers, to execute on behalf of each such Owner, any instrument necessary to vacate the plat of TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY recorded in Volume 76, Pages 393-395 of the Plat Records of Travis



## ENVIRONMENTAL BOARD MOTION FORM

Date: May 2, 2012

Motion by: Robin Gary

Agenda Item: 3a

Seconded by: Jennifer Walker

Subject: Estates at Travis Country C14-2012-0016

Planning Commission asking for the Environmental Board's review of (Zoning) P-NP to SF 2-NP

Motion:  Approval  Approve with conditions  Disapproval  Consent  Postponement

### Recommendation:

Given cursory site investigations by City of Austin-Watershed Protection Department geologists, known surface geology and karstic topography, high quality native vegetation, and presence of a diverse set of high quality trees, the Environmental Board recommends that surplus Austin Independent School District (AISD) lots located at 4806-1/2 Trail West Drive optimally remain as undeveloped open space.

# DRAFT

### Rationale

A full geologic site assessment has not been performed, but dye tracing from nearby recharge features indicate this area is likely very connected to the groundwater system.

The geologic units present at the surface suggest there is a high likelihood of substantial connectivity to the groundwater system. The neighborhood has indicated a strong desire to purchase the land from AISD and keep it as undeveloped open space. Given that the neighborhood was built prior to SOS impervious cover limitations took affect, purchasing the property as a community can help lessen the impact their current house footprints have on the groundwater system. Collaborating with AISD and the neighborhood group poses a unique opportunity to preserve a lot that does not meet WQPL criteria, but could help offset the impervious cover percentages in Travis Country and maintain high quality recharge to the aquifer which is in line with the City of Austin mission.

### Vote:

	CONSENTING	DISSENTING	ABSTAINING	ABSENT
Mary Gay Maxwell, Chair	(✓)	( )	( )	( )
James Schissler, P. E.	( )	(✓)	( )	( )
Jennifer Walker	(✓)	( )	( )	( )
J. Robert Anderson	( )	(✓)	( )	( )
Mary Ann Neely	( )	( )	( )	(✓)
Robin Gary	(✓)	( )	( )	( )
Marisa Perales	(✓)	( )	( )	( )

Chair Sign Off \_\_\_\_\_



**City of Austin Environmental Summary for 12.45-acre Tract Located at 4806½ Trail West; Austin, Texas**

**April 16<sup>th</sup>, 2012**

**Scott E. Hiers, P.G.; Nico Hauwert; P.G., Ph.D., and Erin Wood**

**1.0 Purpose**

The purpose of this report is to summarize the environmental information for an undeveloped 12.45-acre tract located at 4806½ Trail West within the Travis Country Subdivision. The site is owned by the Austin Independent School District (AISD) and is currently proposed for rezoned from P-NP to SF2-NP - zoning case C14-2012-0016; Estates at Travis Country. This report is a review of existing information and no additional on-site assessment or investigation has been completed by City staff.

**2.0 Subject Area Location and Information**

The tract is in the Barton Creek watershed and completely within the Barton Spring Segment of Edwards Aquifer (Figure 1). The site is generally located north of Southwest Parkway and west of Loop 1 (MoPac). Sycamore Creek, a tributary to Barton Creek, is located approximately 340 feet southwest of the tract.

**3.0 Topography, Slopes and Drainage**

According to the City of Austin GIS, the elevation of the tract ranges from 726 to 736-feet above mean sea level (Figure 2). The topography is gently sloping to almost flat hillside with an average slope of 1.48%. The topographic high point of the property is located on the western side of the property. Surface water runoff has a radiating drainage pattern. The surface flow is direction from the north-northeast to the southeast and discharges into Sycamore Creek. No floodplain is located on this property according COA GIS. There is a fully developed 100-year floodplain along Sycamore Creek. This floodplain is located no closer than 250-feet from the property. A critical water quality zone and a water quality transition zone are located along Sycamore Creek. The critical water quality zone does not encroach onto the property. However, the water quality transition zone encroaches up to 200-feet on the southern end of the property. Development in the transition zone is limited to a fence that does not obstruct flood flows; public or private park, golf course, or open spaces, other than a parking lot; utility line crossing; an arterial street; and a minor drainage facilities or water quality controls that comply with the floodplain modification guidelines of the Environmental Criteria Manual.

**4.0 Groundwater**

The regional groundwater flow is toward the northeast. City of Austin/Barton Springs Edwards Aquifer Conservation District cooperative dye trace studies of Edwards Aquifer in this area indicate that the site is within the Cold Spring groundwater basin. The

nearest known local springs occur along Barton Creek, which is 4,000-ft north-northeast of the site. The source areas of these relatively small springs are unknown. Dye injected in a well in Williamson Creek, about 1.6 miles south of this site, was recovered in the Travis County park well, about 1,000 ft east of this site as in well as Cold Springs to the northeast along on the south bank of the Colorado River (Hauwert, et al, 2004). From these observation, a groundwater flow path, the Cold Springs flow route, is interpreted to pass underground in the vicinity of this site.

## **5.0 Geology**

According to the Geologic Map of the Barton Springs Segment of the Edwards Aquifer the regional surface geology of the site is underlain by the Leached and Collapsed members and Kirschberg members of Edwards Group (Small, and others, 1996). The Kirschberg Evaporite member consisting of a crystalline limestone and chalky to pulverulitic mudstone is 65 to 70-ft thick and most of the cave development in the Barton Springs Recharge Zone occurs in this member (Small and others, 1996). The Leached and Collapsed members are 30 to 80-ft thick and generally consist of wackstone to mudstone. Cave development in the Leached and Collapsed member is typically occurring laterally with large room development (Small and others, 1996).

Faults are common geologic features in this area and are not necessarily recharge features, but are vertical planes of weakness and crushed rock that may favor preferential groundwater flow and cave development (Hauwert, 2009). Faults with large offsets are less common. The larger the offset, in general the more likely the fault will influence groundwater flow and cave development. Two faults are interpreted by Small and others (1996) to cross the site. Two faults are shown on site. One observed fault with a strike of about N 35° E bisects the property about 150-ft west of eastern property line. The Kirschberg member is on the upthrown block on the western side of fault and Leached and Collapsed members are on the downthrown block on eastern side (Figure 3). The fault displacement, the relative movement of the two sides of the fault, is roughly 100 ft. The second inferred fault is generally in the southeastern corner of the site and is within the Leached and Collapsed members. The fault has a strike of approximately N 5° W and is estimated to have about 20-ft of displacement.

## **6.0 Available Environmental Information**

No critical environmental features (CEFs), such as wetlands, rimrock, bluff, springs, and point recharge features have been identified on this the site, although no geologic assessment has been conducted by either the land owner, agent or the City of Austin. The nearest known significant karst feature is Seibert Cave, which is about 2,000-ft northeast of the site. Section 25-8-1 of the City Austin LDC defines CEFs as “features that are of critical importance to the protection of environmental resource”.

Two City of Austin geologists; Nico Hauwert, P.G. and Scott Hiers, P.G. have randomly walked the site and encountered no open cave features on site. However, several filled features of interest have been identified. These features may or may not conceal a point recharge features. The location of these features is shown on Figure 4. Additional investigation and excavation of these features is warranted to determine if they are

significant recharge features, or not. This will occur during the development review process.

On March 20, 2012, after approximately 2.5-inch rainfall event, City of Austin staff; Mike McDougal and Scott Hiers, completed a second cursory investigation of several depressions area to see if rapid infiltration of runoff was occurring on site. No signs of rapid infiltration were observed and water was ponded in all of the depression features visited. The clay fill within three of features was probed to depth of 1.5 to 2-ft below ground surface before rock substrate or boulder was encountered (Figure 5). This test is not definitive for identifying whether or not recharge features are present, since clay fill in an actual sinkhole could impede infiltration. The test is just a rough measure of minimum thickness of clay infilling. If future geologic and environmental assessments determine that these potential features are significant recharge features and critical environmental features as defined by the City Land Development Code, then the typical protective setback of 150-ft is required. It is possible other features are present on the site which have not been observed or investigated.

#### **7.0 Environmental Compliance and Required Assessments**

The site is currently owned by AISD and is subject to the City of Austin's Land Development Code except where modified by the City's Land Development Standards Agreement with AISD. The property was originally planned for an AISD elementary school. If developed by AISD as an elementary school, the agreement would have allowed 50 percent impervious cover net site area. However, the agreement would still require non-degradation water quality controls, no impervious cover in the water quality transition zone, and protection of critical environmental features.

If AISD sells the property, as currently proposed, and developed as a new project, the site would have to comply with current City Code (including the SOS Ordinance), which would require 15 percent impervious cover net site area, non-degradation water quality controls, no impervious cover in the water quality transition zone, and protection of critical environmental features.

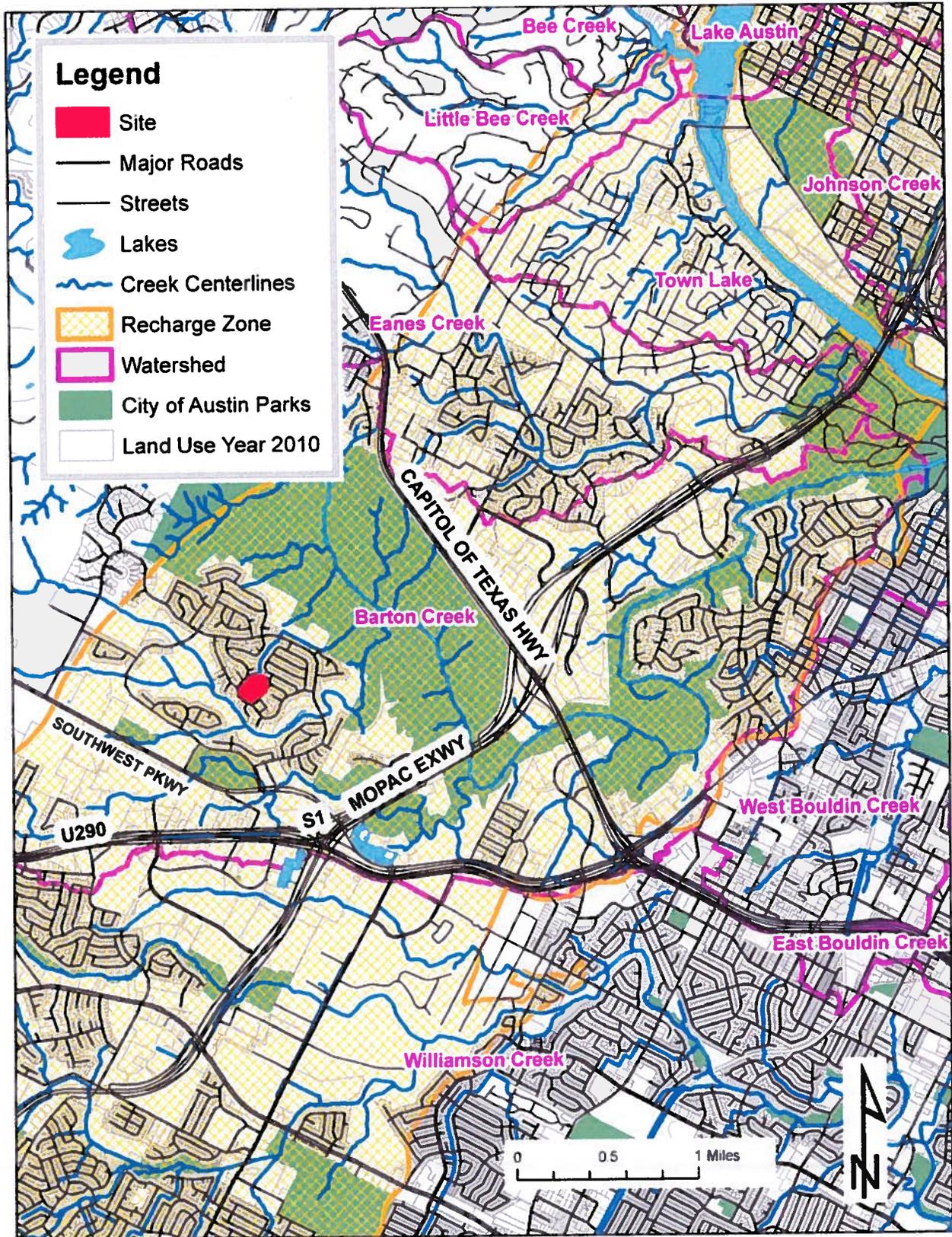
All development projects, including AISD projects, requesting a development permit within the Edwards Aquifer and within the City of Austin's city limits and ETJ, must submit an Environmental Assessment (EA) to the City of Austin with their development application. In addition, a Water Pollution Abatement Plan (WPAP) with and geologic assessment is required by Texas Commission on Environmental Quality (TCEQ). An EA and WPAP typically occur after the zoning process during the site development process. The Watershed Protection Department (WPD) reviews and evaluates both the City and TCEQ-WPAP assessments. WPD staff will also complete a karst field survey at the site after reviewing the assessments to determine if any karst features were missed. If the WPD assessment indicates additional investigation is needed to evaluate a possible karst feature, then WPD staff often excavates those features to determine if a feature warrants protection as a CEF.

Any karst features not visible at the surface encountered during construction are mitigated with a void mitigation process which is reviewed by WPD and the TCEQ. The City requires that a Texas licensed professional geoscientist is present on site that during trenching activities over the Edwards Aquifer to inspect trenches for voids.

## 8.0 References

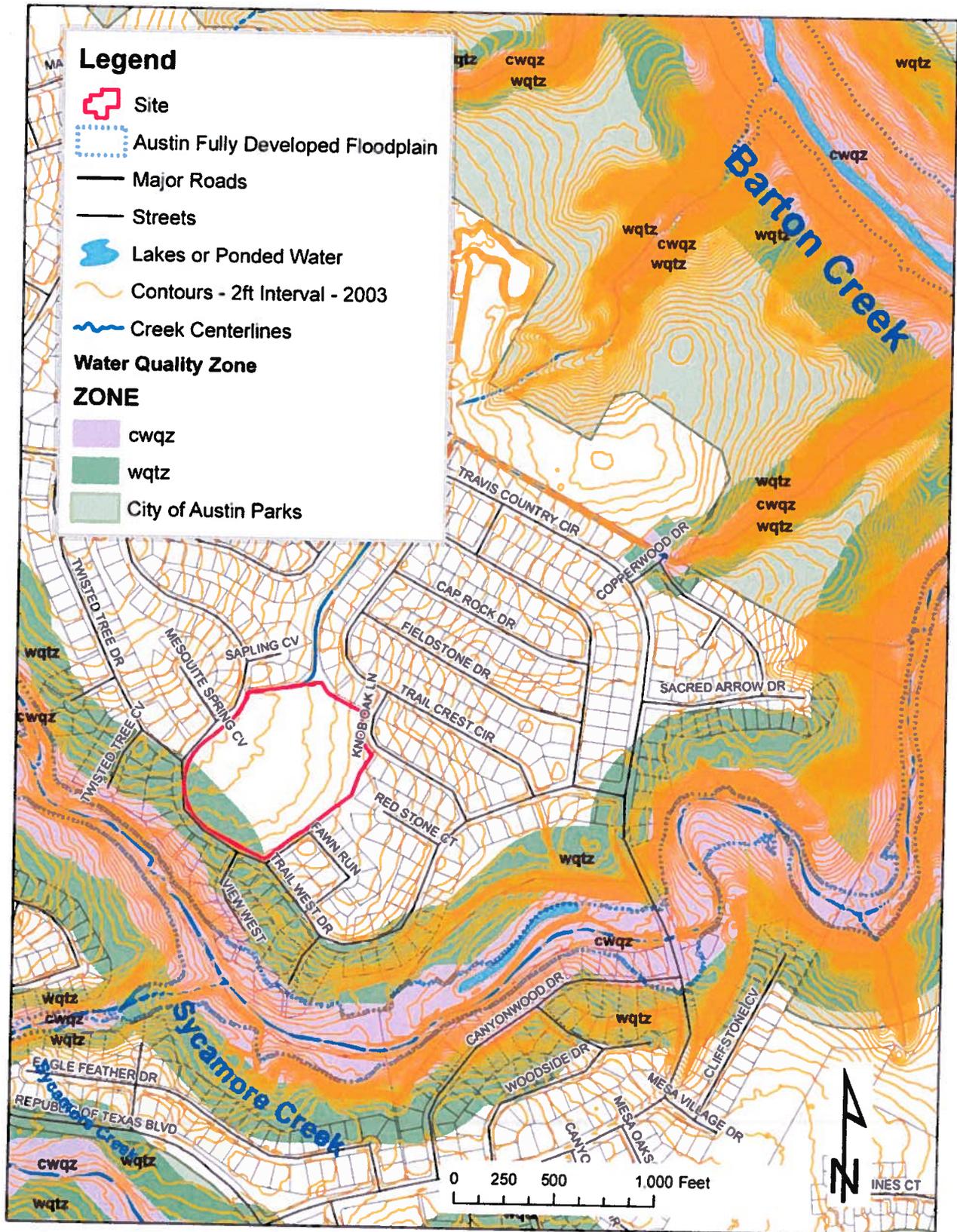
- Hauwert, Nico, David Johns, Thomas Aley, and James Sansom, 2004, Groundwater Tracing Study of the Barton Springs Segment of the Edwards Aquifer, Southern Travis and Northern Hays Counties, Texas: Report by the Barton Springs/Edwards Aquifer Conservation District and City of Austin Watershed Protection and Development Review Department. 110 p. and appendices.  
[http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreport\\_Part1.pdf](http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreport_Part1.pdf)  
<http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreportappG.pdf>
- Hauwert, Nico M., 2009, Groundwater Flow and Recharge within the Barton Springs Segment of the Edwards Aquifer, Southern Travis County and Northern Hays County, Texas: Ph.D. Diss., University of Texas at Austin, Texas. 328 p  
<http://www.ci.austin.tx.us/watershed/publications/files/FinalDissertationNH2009710.pdf>
- Small, Ted A., John A. Hanson, and Nico M. Hauwert ; 1996, (revised) Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop (Barton Springs Segment), Northeastern Hays and Southwestern Travis Counties, Texas; U.S. Geological Survey Water-Resources Investigations Report 96-4306, 21p, plate 1. <http://pubs.er.usgs.gov/publication/wri964306>

Figure 1: Site Location within the Barton Spring Recharge Zone



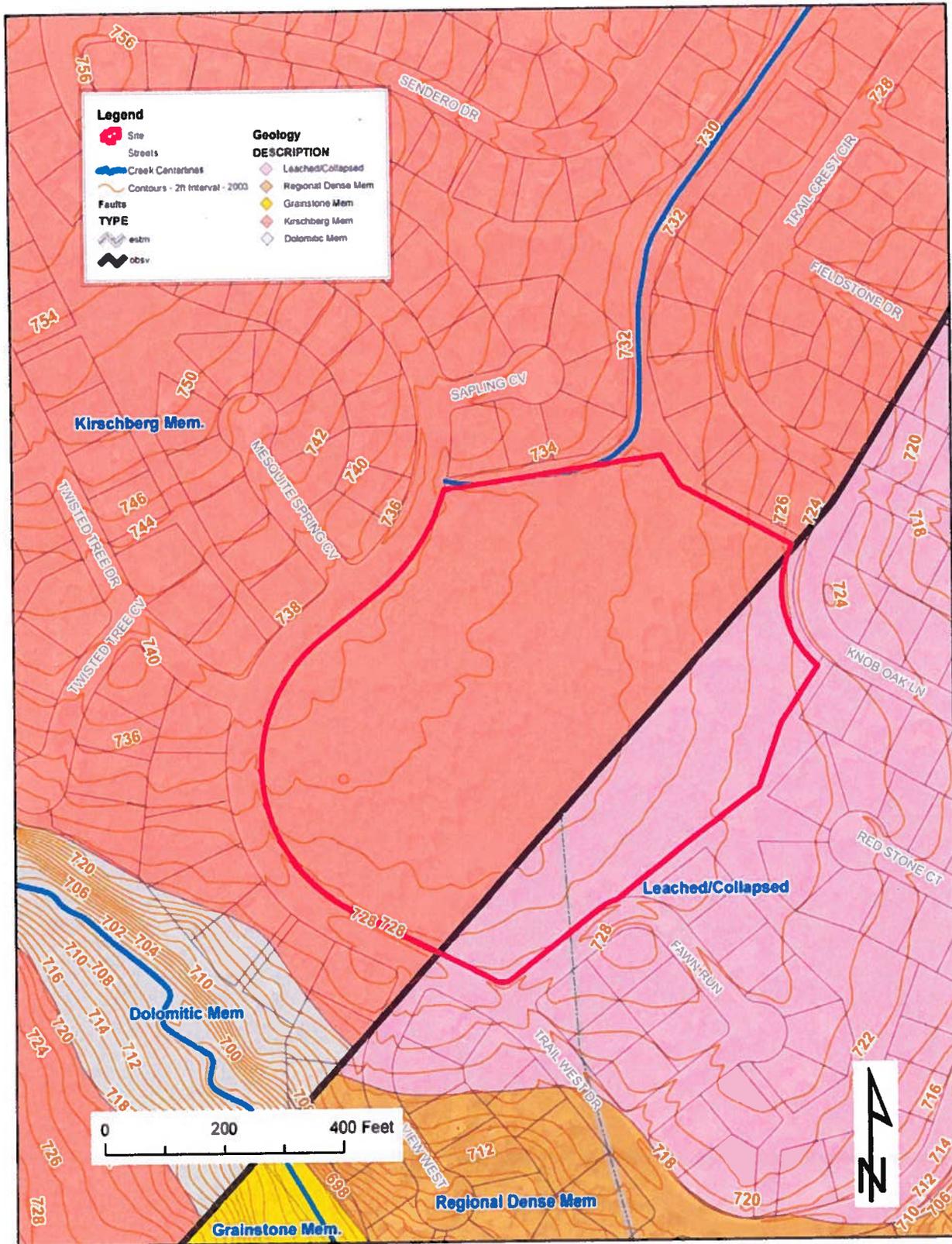
Source: City of Austin – GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation

Figure 2: Site Topography and Drainage According City of Austin GIS.



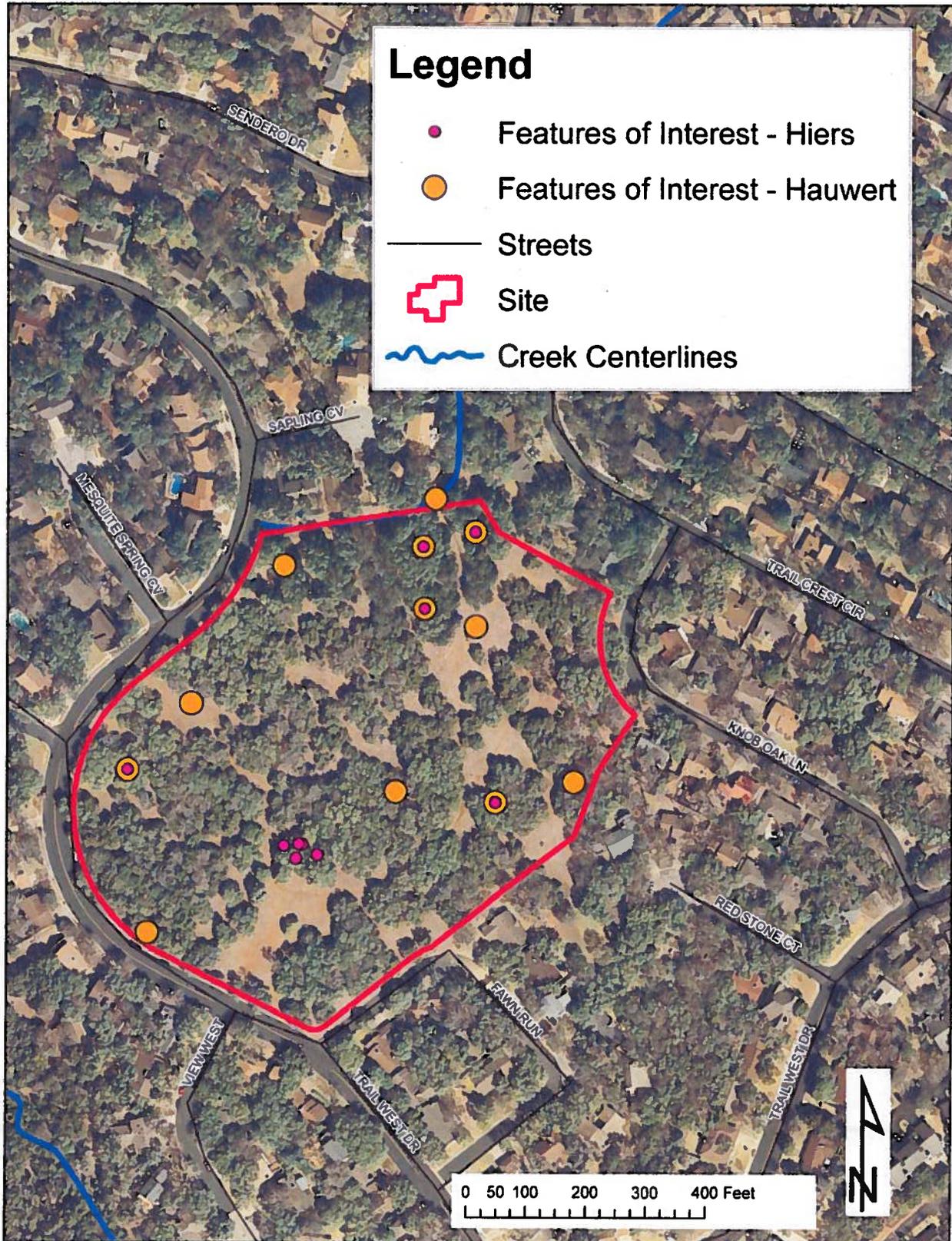
Source: City of Austin - GIS  
 This map is intended for planning purposes only. All map data is preliminary and subject to confirmation

Figure 3: The Published Regional Geology – Site Geology Not Field Verified.



Source: City of Austin – GIS  
 This map is intended for planning purposes only. All map data is preliminary and subject to confirmation

Figure 4: Approximate Locations of Features of Interest Requiring Additional Evaluation. Formal Environmental Assessment Per City of Austin/TCEQ Requirements Has Not Been Conducted



Source: City of Austin - GIS  
 This map is intended for planning purposes only. All map data is preliminary and subject to confirmation

Figure 5 – Photographs and Location of Features of Interest with Pounded Water as Observed on March 20, 2012.



Source: City of Austin - Watershed Protection Department - Joint View, March 20, 2012

Source: City of Austin - GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation.

**ORDINANCE NO. 20060216-045**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE SCHOOL DISTRICT LAND DEVELOPMENT STANDARDS AGREEMENT BETWEEN THE CITY OF AUSTIN AND THE AUSTIN INDEPENDENT SCHOOL DISTRICT, INCLUDING AMENDMENTS THAT APPLY TO SCHOOLS IN THE BARTON SPRINGS ZONE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. FINDINGS.**

- (A) The City and the Austin Independent School District ("School District") entered into that certain School District Land Development Standards Agreement on September 22, 1994 ("Original Agreement"), in accordance with Section 212.902 of the Texas Local Government Code.
- (B) The City and the School District amended and restated the Original Agreement in February 1997.
- (C) The City and the School District desire to further amend the standards that are applicable to the development of schools by executing the Second Amendment to the School District Land Development Standards Agreement ("Second Amendment"), attached to this ordinance and incorporated for all purposes as Exhibit A.
- (D) Some of the provisions of the Second Amendment affect development of schools in the Barton Springs Zone and amend Chapter 25-8, Article 12 (*Save Our Springs Initiative*) as it applies to those schools.

**PART 2. APPROVAL OF AGREEMENT.**

The Council approves the Second Amendment to the School District Land Development Standards Agreement, including the provisions that amend Chapter 25-8, Article 12 (*Save Our Springs Initiative*) as it applies to schools in the Barton Springs Zone, and directs the City Manager to execute the Second Amendment on behalf of the City.

EXHIBIT "B"

SCHOOL SITES SUBJECT TO SECTION 3.1.A.3.b.

School Site Number One

Intentionally Deleted

School Site Number Two (Travis Country Site)

Tract of land consisting of approximately 13.42 acres out of a certain 705.75 acre tract being out of the J. Trammel Survey No. 4, the E. Barton Survey No. 8, the E. Jenkins Survey No. 9; and the C. Arnold Survey No. 78 in Travis County, Texas being more fully described by deed of record in Volume 4046, Page 1490 of the Real Property Records of Travis County Texas; the said 13.42 acres being Lot 63, Block "6" of the Travis Country Section Two, Phase Two Subdivision.

Impervious cover limit: 50% of the net site area.

School Site Number Three (Village at Western Oaks Site)

Tract of land consisting of approximately 14.24 acres, described as Lot 38, Block A in the Village at Western Oaks, Section 28 and 29, approved preliminary subdivision plan #C8-84058.09.

Impervious cover limit: 50% of the net site area.

School Site Number Four (Boone Elementary)

Tract of land consisting of approximately 12.055 acres out of the Thomas Anderson League Survey #17, and also being out of a 14.11 acre tract as conveyed to A.I.S.D. by Deed recorded in Volume 5031, Page 1294, Deed Records of Travis County, Texas.

Impervious cover limit: 31% of the net site area.

School Site Number Five (Kiker Elementary)

Tract of land consisting of 11.727 acres, more or less, out of the Samuel Hamilton Survey No. 16, in Travis County, Texas, being more particularly described in a Special Warranty Deed from Circle C Development Joint Venture to Austin Independent School District, recorded in Volume 11278, Page 1333, Real Property Records of Travis County, Texas.

Impervious cover limit: 38% of the net site area.

## PETITION

Case Number: **C14-2012-0016**  
4806 1/2 TRAIL WEST DR

Date: 6/4/2012

Total Square Footage of Buffer:	479921.75
Percentage of Square Footage Owned by Petitioners Within Buffer:	18.81%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

## PETITION

Case Number: **C14-2012-0016**  
4806 1/2 TRAIL WEST DR

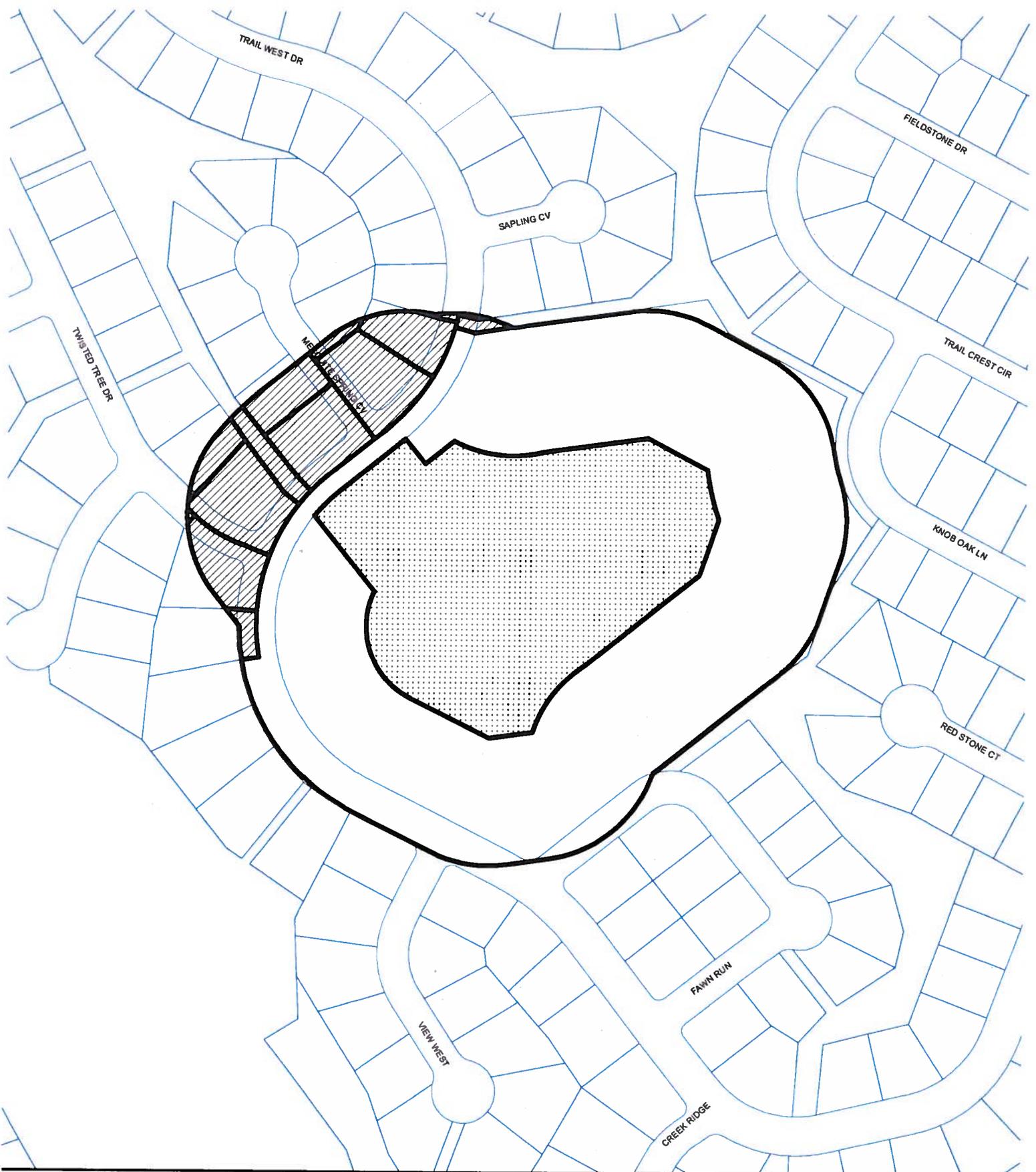
Date: 6/4/2012

Total Square Footage of Buffer:	479921.75
Percentage of Square Footage Owned by Petitioners Within Buffer:	18.81%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0402231024	4909 TRAIL WEST DR 78735	BURNIGHT RICHARD & JANET	yes	10800.19	2.25%
2	0402231025	4907 TRAIL WEST DR 78735	DAUGHERTY DAVID W & KAREN S	yes	2308.42	0.48%
3	0402231502	4907 SAPLING CV	BOND DONALD G & MARY K	yes	202.51	0.04%
4	0402231533	4160 TRAVIS COUNTRY CIR 78735	TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC	yes	1443.45	0.30%
5	0402231580	TRAIL WEST DR 78735	TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC	yes	82.07	0.02%
6	0402231614	4925 TRAIL WEST DR 78735	WILCOX CYNTHIA B WELLMAN MICHAEL J	yes	413.80	0.09%
7	0402231615	4923 TRAIL WEST DR 78735	& THERESA A THERESA A RUTZ	yes	9313.32	1.94%
8	0402231616	4921 TRAIL WEST DR 78735	DORSETT KATHERINE	yes	16172.83	3.37%
9	0402231617	4405 MESQUITE SPRING CV 78735	GALVAN JERRY J	yes	1435.75	0.30%
10	0402231624	4410 MESQUITE SPRING CV 78735	BUYS RONALD E & KATHRYN A L	yes	7891.02	1.64%
11	0402231625	4412 MESQUITE SPRING CV 78735	BEYER RICHARD R JECHOW MADISON D	yes	14652.93	3.05%
12	0402231626	4507 TWISTED TREE DR 78735	& DEENA L PER DEENA L PERKINS	yes	16567.07	3.45%
13	0402231627	4505 TWISTED TREE DR 78735	CASTETER DON W & SUSAN L	yes	3989.70	0.83%
14	0402231641	4501 TWISTED TREE DR 78735	TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC	yes	4985.80	1.04%
						<b>Total %</b>
						<b>18.81%</b>



-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

**PETITION**

CASE#: C14-2012-0016



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Rec'd 4-17-12

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
 Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3/7/2012	<i>Mark Epstein</i>	Mark	Epstein	4813	Trail Crest Circle	04022	21	5	0.1894 30715
3/7/2012	<i>Patricia Epstein</i>	Patricia	Epstein	4813	Trail Crest Circle	04022	21	5	0.1894 30715
3/8/2012	<i>Leigh P Ziegler</i>	Leigh P	Ziegler	4815	Trail Crest Circle	04022	22	5	0.1842 30714
3/9/2012	<i>Andrea R Zapata</i>	Andrea R	Zapata	4817	Trail Crest Circle	04022	23	5	0.202 30713
3-12-12	<i>David A Laurel</i>	David A	Laurel	4818	Trail Crest Circle	04022	13	6	0.2182 31548
3/9/12	<i>James L Johnson</i>	James L	Johnson	4819	Trail Crest Circle	04022	24	5	0.1894 30712
3/9/12	<i>Jaqueline Z Johnson</i>	Jaqueline Z	Johnson	4819	Trail Crest Circle	04022	24	5	0.1894 30712
3/8/2012	<i>Michael Andrew Bourland</i>	Michael Andrew	Bourland	4820	Trail Crest Circle	04022	14	6	0.2182 31549
3/9/2012	<i>Trudie Weatherford</i>	Trudie	Weatherford	4820	Trail Crest Circle	04022	14	6	0.2182 31549
3/9/2012	<i>Amy E Donaldson</i>	Amy E	Donaldson	4821	Trail Crest Circle	04022	25	5	0.202 30711
3/9/2012	<i>Charles E Vickers</i>	Charles E	Vickers	4821	Trail Crest Circle	04022	25	5	0.202 30711
3/11/12	<i>James J Flynn</i>	James J	Flynn	4822	Trail Crest Circle	04022	15	6	0.2182 31550
16 A* 1st									
result of									
3/11/12	<i>Kenton M Bass</i>	Kenton M	Bass	4824	Trail Crest Circle	04022	lot 16-17	6	0.2205 31551
3/11/12	<i>Jason Hook</i>	Jason	Hook	4828	Trail Crest Circle	04022	9	7	0.2146 30801
3/11/12	<i>Erica Hook</i>	Erica	Hook	4828	Trail Crest Circle	04022	9	7	0.2146 30801
3/11/12	<i>Dana L Carrick</i>	Dana L	Carrick	4830	Trail Crest Circle	04022	10	7	0.202 30802

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.  
**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
 Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3/13/12	<i>Wallace F. Kelman</i>	Wallace F and	Kelma	4300	Knob Oak Lane	04022	17A * 1st resub lot	6	0.2399 31552
3/11/12	<i>Karel F. Kozuh</i>	Karel F	Kozuh	4303	Knob Oak Lane	04022	8	7	0.2263 30819
3/11/12	<i>Laura Sheridan</i>	Laura	Sheridan	4400	Knob Oak Lane	04022	32	9	0.1894 31553
3/11/12	<i>Gabriel Estrada</i>	Gabriel	Estrada	4400	Knob Oak Lane	04022	32	9	0.1894 31553
3/10/12	<i>Wayne F. Lonseth</i>	Wayne F	Lonseth	4401	Knob Oak Lane	04022	7	7	0.202 30818
3/10/12	<i>Lawrence A. Williams</i>	Lawrence A	Williams	4402	Knob Oak Lane	04022	31	9	0.202 31554
3/10/12	<i>Linda S. Farrow</i>	Linda S	Farrow	4403	Knob Oak Lane	04022	6	7	0.1768 30817
3/10	<i>Larry R. West</i>	Larry R	West	4404	Knob Oak Lane	04022	30	9	0.202 31555
3/10	<i>Elizabeth A. West</i>	Elizabeth A	West	4404	Knob Oak Lane	04022	30	9	0.202 31555

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
 Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
		Donna	Tarbox	4704	Trail West	04022	5	10	0.198 31205
		Carol Ann	Jenson	4705	Trail West	04022	14	11	0.2094 31105
		Dana Kristie	Jenson	4705	Trail West	04022	14	11	0.2094 31105
3/10/2012	<i>Joy M. Schiller</i>	Joy M	Schiller	4706	Trail West	04022	6	10	0.2244 31206
3-24-2012	<i>Garyl L. Lopes</i>	Garyl L	Lopes	4805	Trail West	04022	24A	11	0.3076 31029
3-8-2012	<i>Thomas Wayne Baca</i>	Thomas Wayne	Baca	4901	Trail West	04022	25	11	0.306 31028
3-12-2012	<i>Marguerite Baca</i>	Marguerite	Baca	4901	Trail West	04022	25	11	0.306 31028
3/12/12	<i>Linda Bell</i>	Linda Bell	Abbott	4903	Trail West	04022	26	11	0.3555 31027
3/8/12	<i>Nancy Jewell</i>	Nancy	Jewell	4905	Trail West	04022	27	11	0.3468 31026
3/10/12	<i>David W. Daugherty</i>	David W	Daugherty	4907	Trail West	04022	28	11	0.287 31025
3/10/12	<i>Karen S. Daugherty</i>	Karen S	Daugherty	4907	Trail West	04022	28	11	0.287 31025

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3/24/12	<i>[Signature]</i>	Richard	Burnight	4909	Trail West	04022	29	11	0.2614 31024
		Janet	Burnight	4909	Trail West	04022	29	11	0.2614 31024
3/8/12	<i>[Signature]</i>	Katherine	Dorsett	4921	Trail West	04022	38	13	0.2122 31616
		Michael J	Wellman	4923	Trail West	04022	37	13	0.1733 31615
		Theresa A	Rutz	4923	Trail West	04022	37	13	0.1733 31615
3-8-12	<i>[Signature]</i>	Cynthia B	Wilcox	4925	Trail West	04022	36	13	0.1748 31614
3-7-12	<i>[Signature]</i>	Susan D	Bonnen	4927	Trail West	04022	35	13	0.1748 31613
3-11-12	<i>[Signature]</i>	Clarence A	Bonnen	4927	Trail West	04022	35	13	0.1748 31613
3-12-12	<i>[Signature]</i>	Karen L	Monteith	4928	Trail West	04022	53	6	0.2655 31508

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: **C14-2012-0016**  
 Permit/Case #: **2012-011648 ZC**

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3/10/12	<i>Steve Crosby</i>	Steven Edward	Crosley	4500	View West	04022	1	11	0.2617 31001
		Emily Claire	Matthews	4500	View West	04022	1	11	0.2617 31001
		Kyle R	Zumberge	4501	View West	04022	12	11	0.2513 31103
		Robin M	Zumberge	4501	View West	04022	12	11	0.2513 31103
		Russell F	Pinkston	4502	View West	04022	2	11	0.2767 31002
		Margot Booth	Pinkston	4502	View West	04022	2	11	0.2767 31002
3/11/12	<i>Margot Booth</i>	Johnny	Gross	4601	View West	04022	11	11	0.2213 31102
		Martin	Cassano	4603	View West	04022	10	11	.2127 31101

RECEIVED

JUN 08 2012

Planning & Development Review

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
 Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
6/8/12	<i>Paul Simar</i>	Paul	Simar		4403 Mesquite Springs Cove	04022	40	13	.2297 31618
6/8/12	<i>Eynthia Simar</i>	Eynthia	Simar		4403 Mesquite Springs Cove	04022	40	13	.2297 31618
6/6/12	<i>Jerry J Galvan</i>	Jerry J	Galvan		4405 Mesquite Springs Cove	04022	39	13	0.1851 31617
3/9/12	<i>Debbie Schiller</i>	Debbie	Schiller		4408 Mesquite Springs Cove	04022	45	13	.2217 31623
3/10/12	<i>Richard R Beyer</i>	Richard R	Beyer		4412 Mesquite Springs Cove	04022	47	13	0.2071 31625
3-10-12	<i>Ronald E Buys</i>	Ronald E	Buys		4410 Mesquite Springs Cove	04022	46	13	0.202 31624
3-10-12	<i>Katherine Buys</i>	Katherine	Buys		4410 Mesquite Springs Cove	04022	46	13	0.202 31624

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive 8/or 4806 1/2 Trail West Drive**

**Referenced File:** C14-2012-0016  
**Permit/Case #:** 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3-10-12	<i>Pat Johnson</i>	Kerry A	Ilgenstein		4900 Sapling Cove	04022	55	6	0.2331 31506
		Patricia	Ilgenstein		4900 Sapling Cove	04022	55	6	0.2331 31506
3-7-12	<i>Susan Marie McClelland</i>	Susan Marie	McClelland		4901 Sapling Cove	04022	56	6	0.2185 31505
					4901 Sapling Cove	04022	56	6	0.2185 31505
3-10-12	<i>Lisa W Sutton</i>	Clarence N	Sutton		4903 Sapling Cove	04022	57	6	0.1834 31504
		Lisa W	Sutton		4903 Sapling Cove	04022	57	6	0.1834 31504
3-10-12	<i>Alan H Vassberg</i>	Alan H	Vassberg		4905 Sapling Cove	04022	58	6	0.1601 31503
		Donald G	Bond		4907 Sapling Cove	04022	59	6	0.2037 31502
		Mary K	Bond		4907 Sapling Cove	04022	59	6	0.2037 31502
3-10-12	<i>Barbara A Jansen</i>	Barbara A	Jansen		4902 Sapling Cove	04022	54	6	0.2841 31503

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3-8-12	<i>Alexa Stobryn</i>	Kirk	Richard		4702 Red Stone Court	04022	23	9	0.1785 31562
		Alicia	Christine		4702 Red Stone Court	04022	23	9	0.1785 31562
3-8-12	<i>Diane J Wright</i>	Diane J	Wright		4703 Red Stone Court	04022	19	9	0.2218 31566
3-8-2012	<i>Amelia R Tyler</i>	Amelia R	Tyler		4704 Red Stone Court	04022	22	9	0.2034 31563
	<i>Christopher Pai Tyler</i>	Christopher	Pai Tyler		4704 Red Stone Court	04022	22	9	0.2034 31563
3/8/12	<i>Jack E Crump</i>	Jack E	Crump		4705 Red Stone Court	04022	20	9	0.2361 31565
	<i>Lee Crawford</i>	Lee	Crawford		4706 Red Stone Court	04022	21	9	0.2546 31564
3-8-12	<i>Danice D Martino</i>	Danice D	Martino		4706 Red Stone Court	04022	21	9	0.2546 31564

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.  
**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

Referenced File: C14-2012-0016  
 Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3-7-12	<i>[Signature]</i>	Robert G	Yovich	4710	Fawn Run	04022	3	9	0.1768 31577
3-7-12	<i>[Signature]</i>	Monica S	Yovich	4710	Fawn Run	04022	3	9	0.1768 31577
3-7-12	<i>[Signature]</i>	Miles	Fain	4712	Fawn Run	04022	2	9	0.202 31578
3-7-12	<i>[Signature]</i>	James D	Sirockman	4712	Fawn Run	04022	2	9	0.202 31578
3-7-12	<i>[Signature]</i>	Frank	Bryan	4713	Fawn Run	04022	2	10	0.198 31202
3-7-12	<i>[Signature]</i>	Jeff	Sewell	4800	Fawn Run	04022	1	9	31579
3-7-12	<i>[Signature]</i>	Laura	Dunn	4801	Fawn Run	04022	1	10	0.2075 31201
3-7-12	<i>[Signature]</i>	Laura	Dunn	4801	Fawn Run	04022	1	10	0.2075

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P-NP.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**

**Referenced File: C14-2012-0016**  
**Permit/Case #: 2012-011648 ZC**

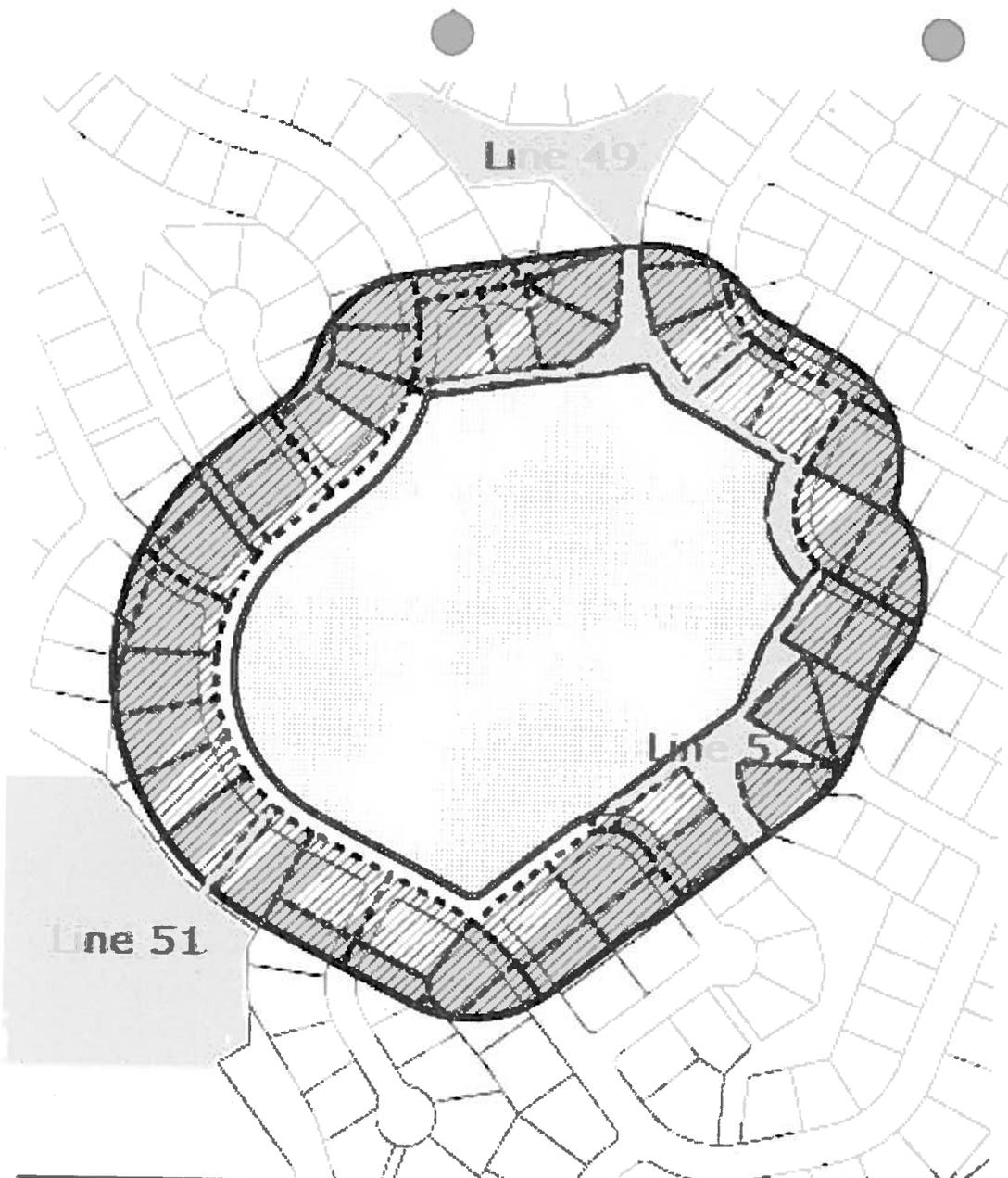
Signatures of property owners within 200 feet of property described in the referenced file

DATE	Signature	First	Last	Street #	Street	Tax Plat #	Lot #	Block #	Area
3/15/12	<i>Pac</i>	Robert	Pac	4501	Twisted Tree Cove	04022	30	11	0.2355 31023
3/8/12	<i>SMILJA M</i>	Jennifer	Pac	4501	Twisted Tree Cove	04022	30	11	0.2355 31023
3/8/12	<i>Joseph Garcia</i>	F Stefan	Bertram	4503	Twisted Tree Cove	04022	31	11	0.2251 31022
3/8/12	<i>Sylvia Garcia</i>	Smilja M	Bertram	4503	Twisted Tree Cove	04022	31	11	0.2251 31022
3/8/12	<i>Don W Casteter</i>	Joseph	Garcia	4505	Twisted Tree Cove	04022	32	11	0.2492 31021
3-10-12	<i>Susan L Casteter</i>	Sylvia	Garcia	4505	Twisted Tree Cove	04022	32	11	0.2492 31021
3-8-12	<i>Madison D Perkins</i>	Don W	Casteter	4505	Twisted Tree Drive	04022	2	13	0.2334 31627
		Susan L	Casteter	4505	Twisted Tree Drive	04022	2	13	0.2334 31627
		Madison D	Jechow	4507	Twisted Tree Drive	04022	1	13	0.2483 31626
		Deena L	Perkins	4507	Twisted Tree Drive	04022	1	13	0.2483 31626

**PETITION:** We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against the requested zoning change.

**Lot 60 Block 6 Trailwood Village 2**  
**4806 Trail West Drive &/or 4806 1/2 Trail West Drive**  
Referenced File: C14-2012-0016  
Permit/Case #: 2012-011648 ZC

Signatures of property owners within 200 feet of property described in the referenced file		First	Street #	Street	Tax Plat #	Lot #	Block #	Area		
DATE	Signature									
3/13/12	 Board President	Travis Country Community Service Association	4160	Travis Country Circle	04022	61	6	4.52	31533	
3/13/12	 Board President	Travis Country Community Service Association		Trail West Drive	04022	33	9	1.85	31580	
3/13/12	 Board President	Travis Country Community Service Association	4902	Republic of Texas	40727	Lot 47 *LESS .022A & Lot 76 (Greenbelt)	C	1.85	06020	
3/13/12	 Board President	Travis Country Community Service Association	4902	Republic of Texas	40727	Lot 76	C		06020	
3/13/12	 Board President	Travis Country Community Service Association	4902	Republic of Texas	40727	2nd replat lot 75	Village Park 2 at Travis Country	51.54	06020	




 SUBJECT TRACT
  PROPERTY\_OWNER
  BUFFER

**PETITION**  
**CASE#: C14-2012-0016**



This document is for informational purposes only. It has been prepared for use as a map for the City of Austin. It does not represent an official survey and does not constitute a record of property boundaries. The Project has been prepared by CTRM by the City of Austin. It is subject to review by the City of Austin regarding accuracy or completeness.

**CORPORATE AUTHORIZATION RESOLUTION**

I, Kay Colvin, the undersigned Secretary of Travis Country Community Service Association, Inc. (the "Corporation"), hereby certify that:

The Corporation is duly organized and existing under the laws of the State of Texas, and the following is a true, accurate and compared transcript of the resolution contained in the minute book of the Corporation, duly adopted at a meeting of the Board of Directors of said Corporation duly held on the 15 day of March, 2012, at which meeting there was present and acting throughout a quorum authorized to transact the business hereinafter described, and that the proceedings of said meeting were in accordance with the Charter and By-Laws of said Corporation and that said resolutions have not been amended or revoked and are in full force and effect.

Resolved, that the Corporation shall submit a petition to the City of Austin stating that the Corporation is opposed to the re-zoning application of the AISD Tract (City of Austin File No. C14-2012-0016) as owner of the following-described real property:

Street #	Street	Tax Plat #	Lot #	Block #	Area
4160	Travis Country Circle	04022	51	6	4.52 31533
	Trail West Drive	04022	33	9	1.95 31580
4902	Republic of Texas	40727	Lot 47 *LESS 072A & Lot 76 (Greenbelt)	C	1.85 06020
4902	Republic of Texas	40727	Lot 75	C	06020
4902	Republic of Texas	40727	2nd repeat lot 75	Village Park 2 at Travis Country	51.5 05020

and

Witness my hand and the seal of the Corporation this the 2nd day of May, 2012.

Kay Colvin

(Printed Name) Secretary

*Kay Colvin*  
KAY COLVIN

SEAL

NOTE: CORPORATE AUTHORIZATION RESOLUTION must be attested and dated by Secretary no earlier than three months before Agreement date.

**MOTION:** To submit a petition to the City of Austin stating that TCCSA is opposed to the re-zoning application of the AISD tract.

Approved 6/0/1 on March 15, 2012

*State of Texas, County of Travis.*

*This instrument was acknowledged before me on May 2, 2012 by Kay Colvin, who is personally known to me.*

*William M. Sigler*  
*William M. Sigler*





# **TRAVIS COUNTRY CSA, INC.**

4504 Travis Country Circle, Austin, TX 78735

Phone: 512-892-2256 Fax: 512-891-9854

E-mail: [icoffice@traviscountry.com](mailto:icoffice@traviscountry.com)

May 2<sup>nd</sup>, 2012

To whom it may concern:

Anthony Peterman, as presiding President of Travis Country Community Service Association, Inc., hereby retains the right to sign documents on behalf of the Association.

Sincerely,

Bill Sigler  
TCCSA On-Site Manager  
Goodwin Management, Inc.  
512-892-2256

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

DIANE WRIGHT  
Your Name (please print)

I am in favor  
 I object

4703 RED STONE CT  
Your address(es) affected by this application

Diane Wright  
Signature

3/12/12  
Date

Daytime Telephone: 892-3354

Comments: The 12.5 acre tract was intended for a school. Because the neighborhood is so dense, it is not appropriate for building houses. Also it is over the Edward's Aquifer, in the Barton Springs runoff area, and is a beautiful city needs open areas.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

I am in favor  
 I object

Catherine Weggoner  
Your Name (please print)

4602 View West Austin TX 78735  
Your address(es) affected by this application  
Catherine Weggoner  
Signature  
2/4/12  
Date

Daytime Telephone: 512-627-6580

Comments: This land is still owned by  
AISA and should stay P-NP  
until it is owned by someone else.  
The decision to rezone at this time is premature.  
An environmental study needs to be performed  
to evaluate what type of building and  
density would be appropriate for this  
lot.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

Susan L. Casteter

Your Name (please print)

4505 Twisted Tree Dr.

Your address(es) affected by this application

Susan L. Casteter

Signature

Date

3-10-12

Daytime Telephone: ~~512-892-2294~~ 512-892-2294

Comments:

---

---

---

---

---

---

---

---

---

---

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staffs recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

am in favor  
 object

Your Name (please print) RONALD COKER

Your address(es) affected by this application 4704 TRAIL WEST DR

Signature Ronald Coker Date 3/4/12

Daytime Telephone: 409-632-0900

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

CAROL A. DEB ESTI

Your Name (please print)

4311 SENDERO DR. A. TX. 78735

Your address(es) affected by this application



Signature

Date

3-5-2012

Daytime Telephone: 512-322-6264

Comments:

I trust Misha to do what is best for the land to make it look a part of our present HOA. He will not overbuild it. He plans to add 12 houses to our HOA. That will provide HOA monthly dues to the HOA, property taxes to the COA, and an improvement in the property that Travis Country will be proud of. He also plans to leave about 7 acres of it as a greenbelt. Misha lives across the street from the property. He has a real interest in making the property look nice. There will be no "ball fields" there. I do not believe the 12 houses will adversely affect traffic. He does not plan to put in any more roads.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

I am in favor  
 I object

RICHARD BEYER  
Your Name (please print)

4412 Mesquite Spring Cove Austin, TX 78735  
Your address(es) affected by this application

Richard R Beyer 3/20/12  
Signature Date

Daytime Telephone: 512 892-2675

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

I am in favor  
 I object

DIANE WRIGHT

Your Name (please print)

4703 RED STONE CT

Your address(es) affected by this application

Diane Wright

Signature

892-3354

Daytime Telephone:

Date

3/12/12

Comments:

The 12.5 acre tract was intended for a school. Because the neighborhood is so dense, it is not appropriate for building houses. Also it is near the Barton Edward's Aquifer, in the Barton Springs runoff area, and is a natural prairie in the city. Our beautiful city needs open areas like this one.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

Catherine Weggoner  
Your Name (please print)

I am in favor  
 I object

4602 View West Austin TX 78735

Your address(es) affected by this application

*Catherine Weggoner*  
Signature

Date

Daytime Telephone: 512-627-6588

Comments: This land is still owned by  
AISA and should stay P-NP  
until it is owned by someone else.  
The decision to rezone at this time is premature.  
An environmental study needs to be performed  
to evaluate what type of building and  
density would be appropriate for this  
lot.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
 Contact: Stephen Rye, (512) 974-7604  
 Public Hearing: Mar 13, 2012, Planning Commission  
 April 5, 2012, City Council

I am in favor  
 Of object

Susan L. Caster  
 Your Name (please print)

4505 Twisted Tree Dr.  
 Your address(es) affected by this application

Susan L. Caster  
 Signature

3-10-12  
 Date

Daytime Telephone: ~~512-892-2294~~ 512-892-2294

Comments:

---



---



---



---



---



---



---



---

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Development Review Department  
 Stephen Rye  
 P. O. Box 1088  
 Austin, TX 78767-8810

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

<input checked="" type="checkbox"/> am in favor
<input type="checkbox"/> object

RONALD COKER  
Your Name (please print)

4704 TRAIL WEST DR  
Your address(es) affected by this application

Ronald Coker 3/4/12  
Signature Date

Daytime Telephone: 409-632-0900

Comments: -----  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Nellie P. Spaede  
Your Name (please print)

I am in favor  
 I object

3907 Grayson Lane  
Your address(es) affected by this application

Nellie P. Spaede 3-12-12  
Signature Date

Daytime Telephone: 512 472-4795

Comments:

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Clark Patterson  
P. O. Box 1088  
Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

I am in favor  
 I object

Your Name (please print) CAROL A. DEBERESTI

Your address(es) affected by this application 4311 SENDERO DR. A. TX. 78735

Signature *Carol Deberesti* Date 3-5-2012

Date

Daytime Telephone: 512-322-6264

Comments:

I trust Misha to do what is best for the land to make it look a part of our present HOA. He will not overbuild it. He plans to add 12 houses to our HOA. That will provide HOA monthly dues to the HOA, property taxes to the COA, and an improvement in the property that Travis Country will be proud of. He also plans to leave about 7 acres of it as a greenbelt. Misha lives across the street from the property. He has a real interest in making the property look nice. There will be no "ball fields" there. I do not believe the 12 houses will adversely affect traffic. He does not plan to put in any more roads.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810